160.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,157,800 / 1,157,800
					USE VALUE:	1,157,800 / 1,157,800
					ASSESSED:	1,157,800 / 1,157,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYTKOWSKI ARTHUR J & PAMELA A
Owner 2:	TRS/ ARTHUR J SYTKOWSKI
Owner 3:	& PAMELA A SYTKOWSKI JOINT TR
Street 1:	203 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SYTKOWSKI ARTHUR J-PAMELA A -
Owner 2:	-
Street 1:	203 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1874, having primarily Clapboard Exterior and 3556 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	639,100		518,700	1,157,800
Total Card	0.275	639,100		518,700	1,157,800
Total Parcel	0.275	639,100		518,700	1,157,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.59 | /Parcel: 325.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106423

GIS Ref

GIS Ref

Insp Date 09/20/18

!12484!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	639,100	0	12,000.	518,700	1,157,800		Year end	12/23/2021
2021	101	FV	620,200	0	12,000.	518,700	1,138,900		Year End Roll	12/10/2020
2020	101	FV	620,200	0	12,000.	518,700	1,138,900	1,138,900	Year End Roll	12/18/2019
2019	101	FV	453,700	0	12,000.	518,700	972,400	972,400	Year End Roll	1/3/2019
2018	101	FV	465,500	0	12,000.	459,400	924,900	924,900	Year End Roll	12/20/2017
2017	101	FV	465,500	0	12,000.	385,300	850,800	850,800	Year End Roll	1/3/2017
2016	101	FV	465,500	0	12,000.	385,300	850,800	850,800	Year End	1/4/2016
2015	101	FV	440,400	0	12,000.	333,500	773,900	773,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:53:04

LAST REV

Date	Time
01/06/21	14:44:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SYTKOWSKI ARTHU	76500-250	1	12/22/2020	Convenience	99	No	No		
	13720-313		6/1/1979		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	106423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1548	New Wind	25,000	C				
10/19/2005	974	Redo Kit	53,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1874	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95381939
Const Adj.:	1.01455045
Adj $ / SQ:	125.801
Other Features:	145747
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785082
Depreciation:	146025
Depreciated Total:	639056

COMMENTS

INSIDE BETTER THAN OUT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

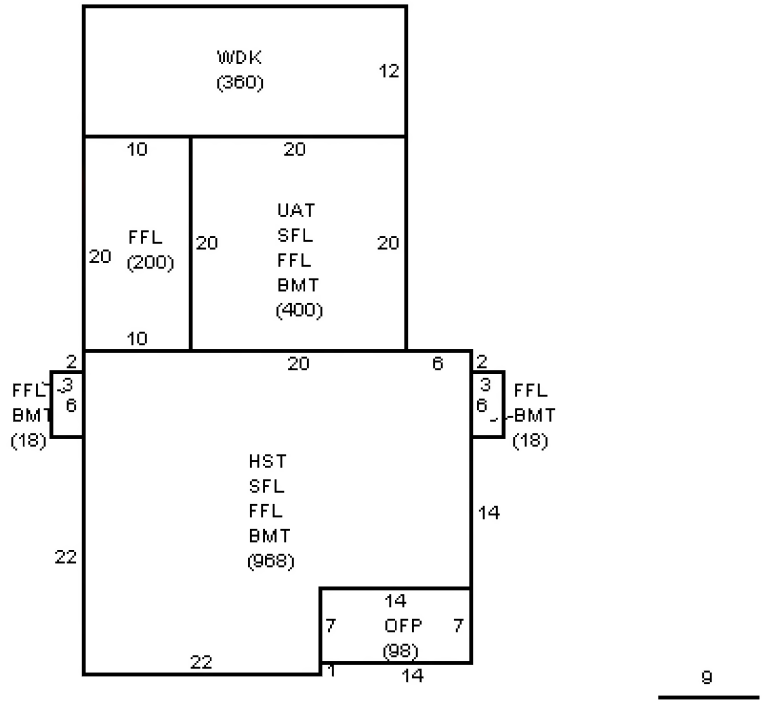
No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.22
Special Features:	0	Val/Su Net:	117.96
Final Total:	639100	Val/Su SzAd	184.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,604	125.800	201,784
BMT	Basement	1,404	37.740	52,987
SFL	Second Floor	1,368	125.800	172,095
HST	Half Story	484	125.800	60,888
WDK	Deck	360	8.910	3,206
UAT	Upper Attic	100	88.060	8,806
OFP	Open Porch	98	33.820	3,315

	Net Sketched Area:	5,418		Total:	503,081
Size Ad	3456	Gross Area	6202	FinArea	3556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

160.0-0001-0004.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	